



BROOKHOLLOW



8821 DIRECTORS ROW

DALLAS, TEXAS 75247

INVESTMENT SALE
25,200 SF

OFFERED
BY

CHASE MILLER
214.256.7131
cmiller@nairl.com

ANNA MILLER
469.475.9219
amiller@nairl.com

THE OFFERING

Key Details

Address	8821 Directors Row, Dallas, TX 75247
Submarket	Brookhollow
Building Size	25,200 SF
Land Size	1.31 AC
Occupancy	100%
Lease Expiration	February 28, 2029

Investment Highlights

Shallow-Bay Industrial Acquisition Opportunity

Opportunity to acquire a 25,200 SF single-tenant industrial facility in the highly infill Brookhollow submarket — one of DFW's tightest and most supply-constrained industrial corridors

Stable, Contractually Growing Cash Flow

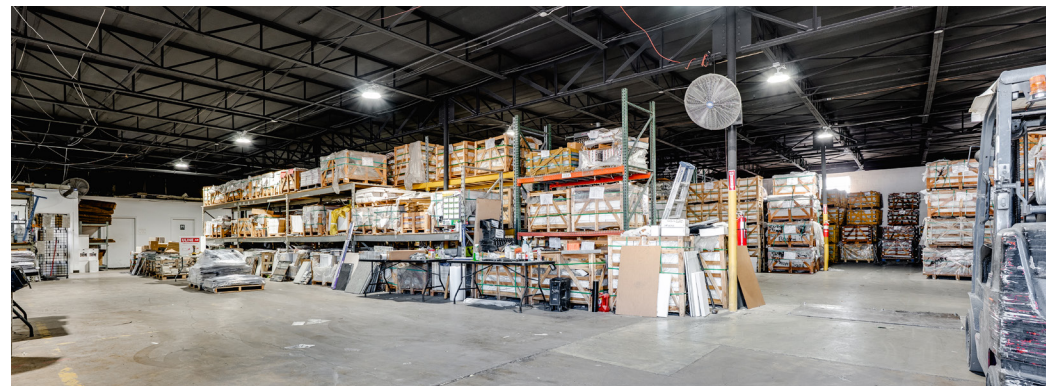
Property is 100% leased to Mehta Stone LLC through February 2029 with 4% annual rent escalations, delivering stable cash flows with built-in growth

Property Features That Drive Tenant Demand

Recently renovated, the property features showroom-quality office space, is fully sprinklered, and has fenced outdoor storage

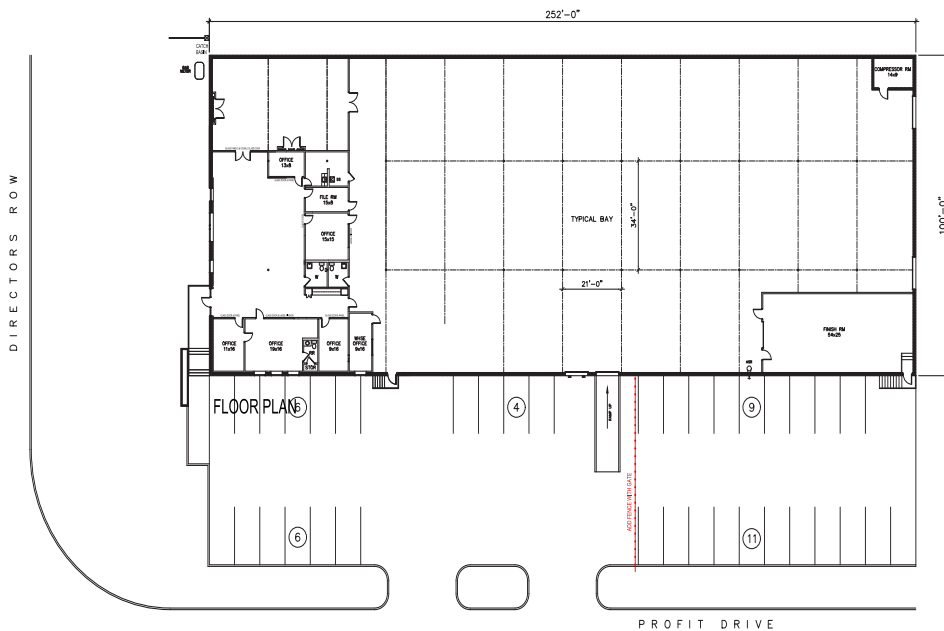
Irreplaceable Infill Location

Strategically positioned minutes from the Dallas CBD with direct access to I-35E, TX-183, TX-114, and Loop 12, the property offers unparalleled connectivity to the DFW metroplex and all major Texas thoroughfares



PROPERTY DESCRIPTION

8821 DIRECTORS ROW
DALLAS, 75247



Features

Year Built/Renovated 1957/2024

Clear Height 14'

Loading 2 Dock High Doors + 1 Ramp

Sprinklers 100%

Roof Type | Age | Warranty TPO | 2024 | 2044

Other Features Fenced Outdoor Storage

Size

Property Size 1.31 AC

Building Size 25,200 SF

Office Area 4,044 SF (16%)

TENANT OVERVIEW



Mehta Stone, LLC
(d/b/a mStone & Title Company) is a Dallas-based natural stone and tile distributor.

Lease Information

Tenant	Mehta Stone, LLC
Lease Expiration	February 28, 2029
Annual Escalations	4%
Lease Type	NNN



LOCATION OVERVIEW

Brookhollow Industrial Submarket



Centrally located minutes from the Dallas CBD, Dallas Love Field Airport, and the Medical and Design Districts, the submarket benefits from its proximity to dense consumer populations and direct access to the broader DFW metroplex



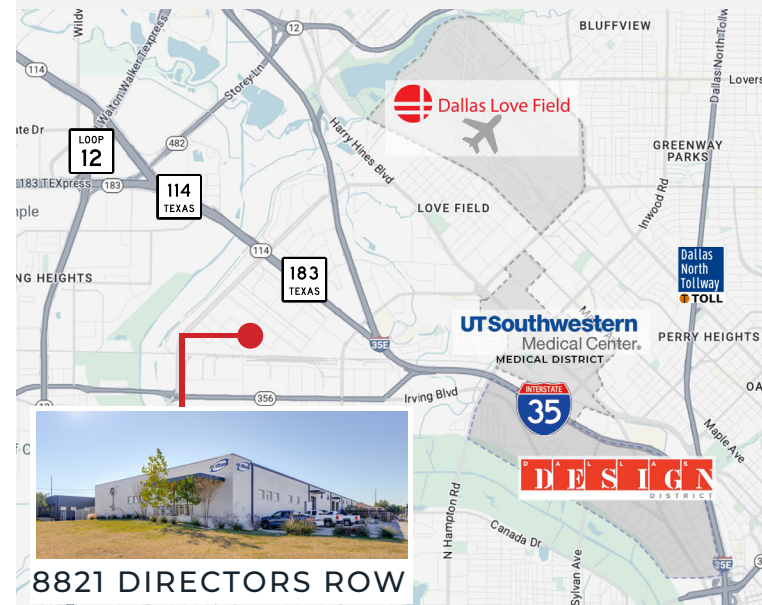
One of Dallas's most infill industrial submarkets, Brookhollow benefits from severe supply constraints due to lack of developable land – dynamics that support durable occupancy and rent growth



Direct access to TX-183, I-35E, TX-114, and Loop 12 provides best-in-class connectivity throughout the DFW metroplex



Highly established infill industrial corridor with active institutional ownership including Prologis, Brookfield, JPMorgan, Investcorp and Stonelake Capital Partners



8821 DIRECTORS ROW

DRIVE TIMES

- DALLAS CBD 8 Miles
- DALLAS LOVE FIELD AIRPORT 5 Miles
- DFW AIRPORT 12 Miles
- I-35 E 2 Miles
- TX-183 / TX-114 0.6 Mile
- LOOP 12 2.5 Miles